City of Boston
Board of Appeal

Board of Appeal

Tuesday, May 20, 2025 BOARD OF APPEALS City Hall Room 801

Hearing Minutes

Board Chair Dong called the meeting to order promptly at 9:30 AM and commenced with a brief description of the hearing process and, pursuant to the Massachusetts Open Meeting Law, advised those in attendance that the hearings would be broadcast and recorded, and hearing minutes would be kept. The Chair announced that the hearing was being conducted remotely via an online meeting platform and subject to the below advisory which was part of the publicly posted hearing agenda. The Board members then commenced with discussion of the following Agenda items which were announced on the record by Board Secretary Norm Stembridge:

Please be advised of the following appeals to be heard on May 20, 2025 beginning at 9:30 am and related announcements.

All matters listed on this May 20, 2025 hearing agenda have been noticed in accordance with the enabling act.

Please be advised of the following participation instructions:

The May 20, 2025 hearing will be held virtually via video teleconference and telephone via the zoom webinar event platform.

Interested persons can participate in the hearing REMOTELY by going to https://bit.ly/ZBATuesHearings2025. You may also participate by phone by calling into the Zoom Webinar at (301) 715 8592 and entering the Webinar ID: 857 3265 6216 followed by # when prompted.

If you wish to offer testimony on an appeal, please click https://bit.ly/May20ZBAComments sign up. Please provide your name, address, the address and/or BOA number of the appeal on which you wish to speak, and if you wish to speak in support of or opposition to the project.

For individuals who need translation assistance, please notify the Board at least 48 HOURS in advance either by signing up at https://bit.ly/May20ZBAComments 617-635-4775, or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the Zoom Webinar Event from 8:30 AM to 9:30 AM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via Zoom. Questions and/or concerns can also be emailed to the ZBA Ambassador at zba.ambassador@boston.gov.

If you wish to offer comment within the meeting platform, please use the "Raise Hand" function that should appear on the bottom of your screen, if connected by computer or device, or dial *9, if connected by phone. On a computer or device, you will receive a request to unmute yourself from the event host. You must select yes before you can speak. On a phone, you will hear a prompt that the event host is asking you to unmute yourself. You must press *6 to unmute yourself before you can speak. Commenters will be asked to state their name, address and comment. Comments will be limited as time requires.

If you wish to offer testimony on an appeal, please log in to the hearing no later than 8:30am to ensure your connection is properly functioning.

The hearing can also be viewed via live-stream on the City's website at https://www.boston.gov/departments/broadband-and-cable/watch-boston-city-tv**. Closed captioning is available.**

Interested persons who are unable to participate in the hearing remotely may make an appointment to offer testimony. Please notify the Board at least 48 HOURS in advance either by calling 617-635-4775 or emailing isdboardofappeal@boston.gov **for accommodations to be made.**

Members of the community are strongly encouraged to help facilitate the virtual hearing process by emailing letters in support of or opposition to an appeal to zbapublicinput@boston.gov **in lieu of offering testimony online. It is strongly encouraged that written comments be submitted to the board at least 48 hours prior to the hearing. When doing so, please include in the subject line the boa number, the address of the proposed project, and** the **date of the hearing**

APPROVAL OF THE HEARING MINUTES: 9:30AM

April 8, 2025, April 17, 2025, April 29, 2025 & May 6,2025

Discussion/Votes: The Board moved to unanimously approve Hearing minutes.

EXTENSIONS: 9:30AM

Case: BOA- 1215340 Address: 96 Beachview Road Ward 1 Applicant: Richard Lynds, ESQ
Discussion/Votes: The Board moved to unanimously approve the extension request to September 10. 2026.

Case: BOA-1464017 Address: 76 Frankfort Street Ward 1 Applicant: Richard Lynds, ESQ
Discussion/Votes: The Board moved to unanimously approve the extension request to September 1, 2027.

Case: BOA-1029221 Address: 837 Saratoga Street Ward 1Applicant: Richard Lynds, ESQ
Discussion/Votes: The Board moved to unanimously approve the extension request to June 22, 2027.

Case: BOA-903635 Address: 235 Leyden Ward 1 Applicant: Lorene Schettino, ESQ
Discussion/Votes: The Board moved to unanimously approve the extension request to June 14, 2027.

Case: BOA-903636 Address: 237 Leyden Street Ward 1 Applicant: Lorene Schettino, ESQ
Discussion/Votes: The Board moved to unanimously approve the extension request to June 14, 2027.

Case: BOA-1436463 Address: 132 Central Avenue Ward 18 Applicant: Derric Small, ESQ
Discussion/Votes: The Board moved to unanimously approve the extension request to May 9, 2026.

Case: BOA- 1433649 Address: 554-562 Columbia Road Ward 13 Applicant: Nicholas Zozula, ESQ
Discussion/Votes: The Board moved to unanimously approve the extension request to May 26, 2026.

Case: BZC-32279 Address: 315-319 West Broadway Ward 6 Applicant: Paul Adamson
Discussion/Votes: The Board moved to unanimously approve the extension request to May 8, 2026.

Case: BOA-1351164 Address: 170 Old Colony Avenue Ward 7 Applicant: Kevin Kerr, ESQ
Discussion/Votes: The Board moved to unanimously approve the extension request to May 23, 2026.

Case: BOA- 983485 Address: 6 Lothian Street Ward 21 Applicant: Yan Schechter
Discussion/Votes: The Board moved to unanimously approve the extension request to May 21, 2026.

Case: BOA- 1224197 Address: 73 Stanwood Street Ward 14 Applicant: Elizabeth Fernandez
Discussion/Votes: The Board moved to unanimously approve the extension request to April 30, 2026.

Case: BOA-946259 Address: 30 Cumberland Street Ward 4 Applicant: Hezekiah Pratt, AIA
Discussion/Votes: The Board moved to unanimously approve the extension request to August 28, 2025.

Case: BOA-1443837 Address: 10 Salem Street Ward 2 Applicant: Sam Johnson (by Timothy Sheehan)
Discussion/Votes: The Board moved to unanimously approve the extension request to August 18, 2026.

Case: BOA-1015905 Address: 296 Columbus Avenue Ward 4 Applicant: Jeremy Ko
Discussion/Votes: The Board moved to unanimously approve the extension request to May 15, 2026.

Case: BOA-1142276 Address: 79 Perkins Street Ward 10 Applicant: Luis Santana
Discussion/Votes: The Board moved to unanimously approve the extension request to May 26, 2026.

BOARD FINAL ARBITER: 9:30AM

Case: BOA-1536310 Address: 18 &22 Gardner Street Ward 11 Applicant: Evan Smith
Upon a motion and a second, Board members voted defer until June 03, 2025.

Case: BOA-1268636 Address: 167 Maverick Street Ward 1 Applicant: Eric Zachrison AIA
Upon a motion and a second, Board members voted unanimously to grant the Board Final Arbiter request.

RECOMMENDATIONS: 9:30 AM

Case: BOA-1705409 Address: 8 Concord Street Ward: 2 Applicant: MBA Building Group
Article(s): Article 62, Section 25 Roof Structure Restrictions - The proposed work will also require BPDA Review **Purpose:** The project is the addition of a dormer to the third-floor front elevation of building (plans attached) and replacing windows on the rear side of the building.
Discussion: At the request of the Board, the applicant presented plans to add a dormer to the third floor an existing dwelling. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.
Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: 1693892 Address: 280A Shawmut Avenue Ward: 3 Applicant: Ronald Romanowski
Article(s): Article 64 8 Use Regulations - Proposed restaurant use is conditional under Article 64, Section 8, Table A.
Purpose: Change from yoga studio to a restaurant.
Discussion: At the request of the Board, the applicant presented plans to change the occupancy of a yoga studio to a restaurant. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services supported the project. Eight abutters were in support of the project, while five abutters were opposed to the project.
Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 1699132 Address: 150 Huntington Avenue Ward: 4 Applicant: Christopher Chan
Article(s): Art. 06 Sec. 04 Other Protectional Conditions
Purpose: Remove provisos on juice bar (petitioner only). No work to be done.
Discussion: At the request of the Board, the applicant presented plans to remove a previous takeout proviso for a takeout juice bar. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.
Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 1704531 Address: 76-84 Boylston Street Ward: 5 Applicant: Daniel Brennan
Article(s): Art. 08 Sec. 03 Conditional Uses - Take out use is conditional
Purpose: Tenant buildout for a future restaurant "Burg & Shaw". The takeout use is conditional. We request a nominal fee seeking zoning review to moved forward with board of appeal relief.
Discussion: At the request of the Board, the applicant presented plans to allow for takeout in a new restaurant. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.
Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 1695221 Address: 43 Preble Street Ward: 7 Applicant: Francis Dempsey
Article(s): Art. 08 Sec. 04 Forbidden Use - Outdoor display of new or used motor vehicles (six previously approved by BOA on expired BZC 18202)
Purpose: Outdoor sale and display of secondhand motor vehicles.

Discussion: At the request of the Board, the applicant presented plans to continue the outdoor sale and display of secondhand motor vehicles. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.
Votes: Board member Barraza motioned for approval with the proviso, that the applicant will submit pictures of the signs to BPD for their records. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 1689389 Address: 8 Greenley Place Ward: 11 Applicant: Ricardo Meneguel
Article(s): Article 55, Section 9 Side Yard Insufficient
Purpose: Demolition of the old deck. Construction of a new deck with a roof and screens, along with a carport with rubber roof deck. Replacement of a window with a door on the second floor. Additional work will be performed on the basement entrance wall.
Discussion: At the request of the Board, the applicant presented plans to demolish and existing deck and constructing a new deck with a roof deck and screens. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.
Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 1564124 Address: 21 Waterloo Street Ward: 18 Applicant: Cameron Lyons
Article(s): Article 69, Section 9 Usable Open Space Insufficient Article 69, Section 9 Add'l Lot Area Insufficient Article 69 Section 29 Off Street Parking & Loading Req
Purpose: Change of occupancy from a 1 family to a 2 family. The building is a former 2 family w/ separated utilities already. I live in first floor unit. Renovate 2nd floor kitchen (shown as "laundry in plan). Build new bathroom/demo existing Add new entry doors for second floor Replace electrical on floor 2/update panels and meters.
Discussion: At the request of the Board, the applicant presented plans to change the occupancy of a single family to a two-family house. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.
Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 1612451 Address: 1251-1269 River Street Ward: 18 Applicant: Shah Saud
Article(s): Art. 06 Sec. 04 Other Protectional Conditions - Removal of proviso order "takeout to petitioner only" conditional
Purpose: Remove take out proviso and grant to this petitioner. Present legal use: Retail stores, 24 Hour teller, restaurant
#38, hair salon, barber shop, day care, restaurant w/ take out and live entertainment #ALT1567355/2024
Discussion: At the request of the Board, the applicant seeks to remove the previous takeout proviso. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.
Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 1669983 Address: 109 Bateman Street Ward: 18 Applicant: Stephon Gillings
Article(s): Article 69, Section 9 Side Yard Insufficient - Min. required: 10' Proposed: 6.4' (L)
Article 69, Section 9 Front Yard Insufficient - Min. required: 25' Extension of non-conformity.
Purpose: Pouring new concrete, building addition on all floors. Extending basement living space area.
Discussion: At the request of the Board, the applicant presented plans to erect a rear addition and dormers to a one family dwelling. Board members asked about the plans.
Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.
Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 1655919 Address: 4014 Washington Street Ward: 19 Applicant: Cristina Burgo
Article(s): Art. 06 Sec. 04 Other Protectional Conditions Article 67, Section 9 Front Yard Insufficient
Purpose: Build an addition to the front of building for takeout see stamped plans ZBA approval needed for variance nominal fee requested.
Discussion: At the request of the Board, the applicant presented plans for an addition to the front of the building for takeout. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilors Mejia and Peppen were in support of the project.
Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA-1682527 Address: 56 Willow Street Ward: 20 Applicant: Lawrence Borins
Article: Article 56. 8 Side Yard Insufficient Article 56, Section 8 Floor Area Ratio Excessive
Art. 56, Section 7 Use: Forbidden Art. 56 Sec. 01 Extension of Non-Conforming Use
Purpose: Kitchen remodeling and stair renovation. Attic renovation to create additional living space for Unit 2: Add 2 dormers; Add skylights to southeast side of existing roof; Rebuild stairs from 2nd floor to attic; Interior renovations to create new bathroom, 2 bedrooms, an office, a common area with laundry area.
Discussion: At the request of the Board, the applicant presented plans to add dormers to an existing dwelling, creating additional space for two bedrooms, bathroom, home office and common area. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.
Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

GROUNDWATER CONSERVATION OVERLAY DISTRICT: 9:30AM

Case: BOA- 1679628 Address: 9 Johnny Court Ward 3 Applicant: Timothy Burke
Article(s): Art. 32 Sec. 32 4 Groundwater Conservation Overlay District, Applicability
Purpose: Renovate an existing two-family house. Lower basement floor and modify roof shape for improved headroom. install new mechanical systems and finishes. Construct a private roof deck. Install groundwater infiltration system. GCOD approval required due to substantial renovation.
Discussion: At the request of the Board, the applicant presented plans to renovate an existing two-family dwelling, lowering the basement floor, modify the roof shape to increase headroom and to install a new mechanical system a groundwater infiltration system, and a private roof deck. Board members asked about the plans.
Documents/Exhibits: Building Plans, GCOD Letters
Testimony: Christin Simoneli of the Boston Ground Water Trust stated the applicant submitted both GCOD letters. One neighbor was in opposition to the project.
Votes: Board member Collins motioned for approval. Board member Barraza seconded, Board member Turner was opposed to the project, but the motion passed.

Case: BOA-1706873 Address: 75 Lubec Street Ward 1 Applicant: Garrett Hogan
Article(s): Art. 32 Sec. 32 4 Groundwater Conservation Overlay District, Applicability
Purpose: Full Interior/Exterior Renovation of existing 6 unit building per plans. Construct 2 new private roof decks. Install new Fire Protection per NFPA 13R*6 Units #ALT1644024/2024
Discussion: At the request of the Board, the applicant presented plans for a full renovation of an existing six unit building and the construction of two private roof decks. Board members asked about the plans.

Documents/Exhibits: Building Plans, GCOD Letters
Testimony: Christin Simoneli of the Boston Ground Water Trust stated the applicant submitted both GCOD letters.
Votes: Board member Valencia motioned for approval. Board member Turner seconded and the motion carried unanimously.

HEARINGS: 9:30AM

Case: BOA- 1697121 Address: 32 Chester Street Ward 21 Applicant: Earl Henry
Article(s): Article 51, Section 9 Floor Area Ratio Excessive Article 51, section 9 Article 51, Section 9 Add'l Lot Area Insufficient Article 51, section 9 Article 51, Section 8 Use: Forbidden Article 51, section 8 table A footnote 5 (Dwelling units forbidden in basement) Article 51, Section 56 Off Street Parking Insufficient Article 51, section 56 Article 51, Section 8 Use: Forbidden MFR Dwelling Forbidden
Purpose: Finish existing basement as a dwelling unit in an existing detached 3 story 3 family dwelling. Expand front common stair to previously unfinished basement area. The basement to be sprinklered per NFPA 13R. There is no expansion of the building envelope or footprint.
Discussion: At the request of the Board, the applicant seeks to change the use and occupancy of a three-family dwelling to a four-family dwelling by renovating an unfinished basement creating a fourth unit. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.
Votes: Board member Turner motioned for approval. Board member Pinado seconded and the motion carried unanimously.

Case: BOA- 1685123 Address: 75 Maple Street Ward 18 Applicant: Matthew Barach
Article(s): Art. 69 Sec. 8 Forbidden MFR use forbidden Art. 69 Sec. 09 Max allowed number of stories exceeded Art. 69 Sec. 09 Max allowed height exceeded Art. 69 Sec. 29 Off St. Prk'g/Load'g Design Art. 69 Sec. 29Off St. Prk'g/Load'g Insufficient parking (2.0 per unit required) Art. 69 Sec. 09 Insufficient open space per unit
Purpose: Change of occupancy from a 2-family structure to an 8-unit multi family dwelling by way of preserving the existing structure and a rear/vertical extension with grade level parking. *NDOD and Art 79 applicability
Discussion: At the request of the Board, the applicant presented plans to erect an eight-unit multifamily dwelling. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Murphy was in support of the project.
Votes: Board member Barraza motioned for approval with the provisos of Site Planning review by the Planning Department, reduce parking by two, preservation of trees and one affordable unit agreed to by Mayors Office of Housing. Board member Valencia seconded and the motion carried unanimously.

Case: BOA- 1681741 Address: 79 Wrentham Street Ward 16 Applicant: Anthony Monaham
Article(s): Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 9 Bldg. Height Excessive (Stories) Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Lot Area Insufficient Article 65, Section 15 Use: Forbidden Art. 65 Sec. 60 37Off Street parking insufficient
Purpose: Correct address to 79 Wrentham St. erect 12 new residential units with 10 parking spaces, per plans
Discussion: At the request of the Board, the applicant presented plans to raze an existing structure and erect a twelve-unit, ten parking spaces on the ground floor and relocating the curb cut to the right side of the property. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Fitzgerald was in support of the project, while two abutters each were in support and opposition.

Votes: Board member Valencia motioned for approval with the provisos of Planning Department Design Review and entering an agreement with the Mayor's office of Housing for an affordable unit. Board member Collins seconded while Board members Barraza and Turner opposed the motion carried.

Case: BOA- 1690038 Address: 20 Hamilton Street Ward 15 Applicant: Vernon Woodworth
Article(s): Article 69, Section 30.12Two or More Dwellings on Same Lot
Purpose: Accompanying ERT1657888, permit to construct a two-family dwelling at the rear of the property. By creating two buildings on the same lot the zoning violation will apply to this existing three family building as well as the proposed new two family. Therefore, a nominal fee pending ZBA is requested.
Discussion: At the request of the Board, the applicant presented plans to demolish a garage and construct two, one and a half story townhouses at the rear of the property. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Worrell was in support of the project.
Votes: Board member Pinado motioned for approval. Board member Collins seconded and the motion carried unanimously.

Case: 1681973 Address: 20R Hamilton Street Ward 15 Applicant: Vernon Woodworth
Article: Article 65, 9 Rear Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 42.13 Two or More Dwellings on Same Lot Art. 65 Sec. 65 41.5Parking Size & Maneuverability Art. 65 Sec. 42 Off Street Parking Insufficient
Purpose: Demolish existing garage at rear of property and construct two adjacent 1.5 story dwelling units. Nominal fee pending ZBA approval.
Discussion: At the request of the Board, the applicant presented plans to demolish a garage and construct two, one and a half story townhouses at the rear of the property. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Worrell was in support of the project.
Votes: Board member Pinado motioned for approval. Board member Collins seconded and the motion carried unanimously.

Case: BOA-1685149 Address: 31 Notre Dame Street Ward 11 Applicant: Roy Youn-ARTICLE 80
Article(s): Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Lot Area Insufficient Art. 50, Section 43 Off Street Parking Insufficient
Purpose: Demolish existing building and erect new 4 story, 14-unit residential building w/balconies and off-street parking as per plans submitted. combine parcels 937 & 938
Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 24, 2025.

Case: BOA- 1685754 Address: 34 Plympton Street Ward 8 Applicant: Jon Lopkin
Article(s): Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg. Article 64, Section 16 Min. rear yard required: 20 Proposed: 4' Art. 64 Sec. 34Restricted Roof Structure Regs
Purpose: Existing had house to be enlarged to accommodate bedroom/bath see architects drawing attached 34 Plympton St. #3 eplan BOA & BBRS Application assigned by supervisor, Paul Williams, 23 days late. 11/01/24
Discussion: At the request of the Board, the applicant presented plans for a roof top level bedroom addition for an existing unit removing part of the roof deck. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.
Votes: Board member Barraza motioned for approval with the proviso of Planning Department Design Review. Board member Valencia seconded and the motion carried unanimously.

Case: BOA- 1575425 Address: 62 L Street Ward 6 Applicant: David Luciano
Article(s): Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Side Yard Insufficient Art.68 Sec 29 Roof Structure Restrictions Access to the roof deck must be via a roof hatch
Purpose: Replace existing exterior stairs and construct a new roof deck.
Discussion/Votes: Upon a motion and a second, the Board moved to defer until August 12, 2025.

Case: BOA- 1691822 Address: 688 East Second Street Ward 6 Applicant: Mike Costa
Article (s): Art 68 sec 29 Roof Structure Restrictions Max allowed height on parcel has been exceeded, Art 68 sec 8 Dim reg app in res sub dist. insufficient rear yard setback Art 68 sec 07 Use Regs. Basement unit-Forbidden
Purpose: Cost is reflected on ALT1633022, we're requesting a change of occupancy from 2F to 4F and altering the roof profile Clarification: Change occupancy of structure from a two family to a four family by converting basement into an independent unit and by constructing a third story with private roof deck on top of existing footprint and three rear open deck porches per plans submitted. *12/06/24 Application assigned to FD by dept head Paul Williams on 12/27/24
Discussion: At the request of the Board, the applicant presented plans to change the occupancy of a two family to a four family. Constructing a third story unit with a private roof and converting the basement into a unit with a walkout. Board members asked about the plans, parking and greenspace.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Flynn was in support of the project.
Votes: Board member Barraza motioned for approval. Board member Colins seconded and the motion carried unanimously.

Case: BOA- 1695168 Address: 469 East Third Street Ward 6 Applicant: Anthony Monaham
Article(s): Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Floor Area Ratio Excessive
Purpose: Erect new single-family building with 2 off street garage parking spots, per plans.
Discussion: At the request of the Board, the applicant presented plans to erect a three story, single family dwelling with two ground floor parking spots. Board members asked about the plans and roof deck access.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Flynn was opposed to the project.
Votes: Board member Valencia motioned for approval with the provisos of Planning Department Design Review with the focus on access to the roof deck is through the third level. Board member Valencia seconded and the motion carried unanimously.

Case: BOA- 1692098 Address: 4 Liberty Square Ward 3 Applicant: Gregory McCarthy-ARTICLE 80
Article(s): Article 25 Section 5 Flood Plain Regulations Article 25A Section 4 CFROD Applicability Article 32, Section 4. GCOD, Applicability
Purpose: Change of occupancy from Offices to Multifamily Dwelling; existing restaurant w/ live entertainment and private club on ground floor to remain. Conversion of existing office space on floors 2 through 7 to 36 total residential units. Scope include complete renovation of building, new elevator, new basement bike storage room, exterior/interior waterproofing of ground floor, updating lobby entry, and life safety upgrades (FP/FA). [ePlan] SPR
Discussion: At the request of the Board, the applicant seeks to change the use of offices to multifamily dwellings by constructing thirty-six units while maintain an existing restaurant space on the ground level. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Colletta was in support of the project. Christin Simoneli of the Boston Ground Water Trust stated the applicant submitted both GCOD letters.

Votes: Board member Valencia motioned for approval. Board member Pinado seconded and the motion carried unanimously.

HEARINGS: 11:00 AM

Case: BOA-1688886 Address: 19 Cheshire Street Ward 19 Applicant: Scott Hadland
Article(s): Article 55, Section 9 Floor Area Ratio Excessive
Purpose: proposed extension of living space into the attic of existing two-family residence. Existing two stories + basement, proposed 2.5 stories + basement, as per plans
Discussion: At the request of the Board, the applicant presented plans to extend the living space in the attic of existing two family adding an additional bedroom. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.
Votes: Board member Turner motioned for approval. Board member Collins seconded and the motion carried unanimously.

Case:BOA-1634773 Address: 22 Evelyn Street Ward 14 Applicant: Josue Velney
Article(s): Article 60 section 30 (2) 2. Screening and Buffering Applicant will need to seek relief for screening buffering
of parking of Parking, Loading, and Storage area. Art. 60 Sec. 40 (5) Off street parking design/ Applicant will need to seek relief for design of 5 parking spaces maneuverability (length). Zoning references lengths of 18' (feet) & 20' (feet), applicant shows 9' (feet). Article 60, Section 22 Use: Forbidden Applicant will need to seek relief for Five (5) Units in a R2 zone. (R2 allows up three (3) units. Article 60, Section 60-4- Dimensional Regulations Table D Applicant will need to seek relief for the Minimum Lot Frontage of 20' (feet). Applicant proposes 15' (feet).
Purpose: Erect a building for five residential units with five parking spaces.
Discussion: At the request of the Board, the applicant presented plans to erect a five-condo unit with five parking spaces on an empty parcel. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.
Votes: Board member Pinado motioned for approval with the proviso of Planning Department Design Review with special attention to the design of the off-street parking. Board member Turner seconded and the motion carried unanimously.

Case: BOA-1704816 Address: 226 Magnolia Street Ward 14 Applicant: Shanti Acquisition, LLC
Article(s): Art. 50 Sec. 29 Dimensional Requirements Insufficient additional lot area per unit Art. 50 Sec. 29 Dimensional Requirements Excessive f.a.r. Art. 50 Sec. 29 Dimensional Requirements Number of allowed stories has been exceeded Art. 50 Sec. 29 Dimensional Requirements Max allowed building height has been exceeded Art. 50 Sec. 29 Dimensional Requirements Insufficient usable open space Art. 50 Sec. 29 Dimensional Requirements Insufficient front yard setback Art. 50 Sec. 29 Dimensional Requirements Insufficient side yard setback (Violation still exists via revised plan set 2.12.25, 2.20.25 and 3.24.25) Art. 50, Section 28 Use: Forbidden mfr use is not allowed within a 3 family subdistrict
Purpose: Proposing a new four (4) story multifamily building consisting of five (5) residential units and a grade level garage with five (5) off street parking spaces. *12/4/24 Application assigned to FD by dept head Paul Williams on 12/27/24 **Existing structure to be razed on a separately filed and issued permit. ***Revised plans provided 2.12.25 and
2.20.25. **** Final revision of plans provided 3.24.25
Discussion: At the request of the Board, the applicant presented plans to erect a four story, five unit dwelling with five off street parking spaces. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Worrell was in support of the project while two abutters were opposed.

Votes: Board member Barraza motioned for approval with the proviso of Planning Department Design Review with special attention to the site planning in regards to landscaping and the fourth story frontage to make it more in line with the neighboring buildings. Board member Valencia seconded while Board member Turner opposed, the motion carried.

Case: BOA-1704660 Address: 75 Marcella Street Ward 11 Applicant: Vernon Woodworth -MOH
Article(s): Art. 50 Sec. 29 Dimensional Requirements Insufficient additional lot area per unit Art. 50 Sec. 29 Dimensional Requirements Excessive f.a.r. Art. 50 Sec. 29-Dimensional Requirements Number of allowed stories exceeded Art. 50 Sec. 29-Dimensional Requirements Max allowed height exceeded Art. 50 Sec. 29 Dimensional Requirements Insufficient side yard setback Art. 50 Sec. 43 Off street parking insufficient Article 50 Section 28 Use Regulations MFR (8 unit) dwelling -Forbidden
Purpose: Construction of eight (8) dwelling units. Nominal fee requested pending ZBA zoning relief. Clarification: Combine city parcel #'s 1100559000 and 1100558000 into a new 8,682sf lot and then construct an eight (8) unit affordable housing building per plans submitted. *Filing assigned to Fd by Dept Head Paul Williams on 12.10.24 **Project is further subject to NDOD and Article 79 review
Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 03, 2025.

Case: BOA-1704664 Address: 86 Marcella Street Ward 11 Applicant: Vernon Woodworth -MOH
Article(s): Art. 50 Sec. 43 Off street parking requirements 5. Location; (c) Off-street parking shall not be located in any part of a landscaped area required by this Article or in any part of a Front Yard
Art. 50 Sec. 43 Off street parking requirements 6. Design (a) access, maneuvering areas (d) Size Article 50 Section 28
Use Regulations Use Forbidden Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area
Ratio Excessive Article 50, Section 29 Bldg. Height Excessive (Stories) Article 50, Section 29 Bldg. Height Excessive
(Feet) Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Front Yard Insufficient
Purpose: MOH Construct a twelve (12) unit multifamily building. Nominal fee requested pending ZBA zoning relief. Clarification: MOH Project (EO2425) Combine 5 vacant parcels into one 7,307sf lot (i.e. 1100834000, 1100835000, 1100831000, 1100830000 & 1100829000 Area=7,307± S.F. (0.17± Ac.) to create a through lot per stamped land survey provided and then Construct a four story MFR dwelling which will consist of twelve (12) Affordable housing units with 6 off street parking spaces to include photovoltaic panel array on roof per plans provided 2.6.25 *9.27.24 Application assigned to FD by PW on 10/28/2 **Stamped land survey provided 2.6.25
Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 03, 2025.

Case: BOA-1691779 Address: 10 Chandler Street Ward 5 Applicant: Animal Rescue League of Boston ARTICLE 80
Article(s): Art. 32 Sec. 32 4Groundwater Conservation Overlay District, Applicability Article 64, Section 36 Off Street Loading Insufficient1 loading bay required.
Purpose: Erection of new structure for Animal Rescue League of Boston (Kennel use); 3 story, 30,000SF building, anticipated cost $30M. Same uses as current. Located within GCOD and in violation of Article 32. Seeking Zoning Code Refusal letter to appeal to ZBA for zoning relief via conditional use permit. Demolition of existing structure under SF# eplan BOA. Art. 80 small project review. Application assigned by supervisor, Paul Williams, 42 days late.
Discussion: At the request of the Board, the applicant presented plans to erect a three-story structure for the Animal Rescue league, with twenty-five parking spaces. Board members asked about the plans.
Documents/Exhibits: Building Plans, GCOD Letters
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Flynn was in support of the project, while one abutter was opposed.
Votes: Board member Barraza motioned for approval. Board member Pinado seconded and the motion carried unanimously.

RE-DISCUSSION: 11:30AM

Case: BOA- 1564330 Address: 296 Summit Avenue Ward 21 Applicant: Rod Rivera
Article(s) Art. 51 Sec. 08 Use Regulations Proposed Main use Forbidden Art. 51 Sec. 08 Use Regulations Proposed accessory use parking forbidden Art. 51 Sec. 09Dimensional Regulations Insufficient rear yard setback Art. 51 Sec. 09-Dimensional Regulations Number of allowed habitable stories has been exceeded Art. 51 Sec. 09 Dimensional Regulations Insufficient usable open space per unit Art. 51 Sec. 40 5(a)Off street parking design Clear maneuvering areas Art. 10 Sec. 01 Limitation of parking areas 5' side yard buffer Art. 51 Sec. 09Dimensional Regulations Insufficient additional lot area per unit Art. 51 Sec. 09 Dimensional Regulations Excessive f.a.r.
Purpose: Change Occupancy from a 3 family to a 4 family. Make the Basement into a unit. work to include F/A, Sprinkler, MEP, framing and carpentry propose 10 9x20 parking spaces in side and rear yard.
Discussion: At the request of the Board, the applicant seeks to change the occupancy the occupancy from three units to four, with four parking spaces. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.
Votes: Board member Barraza motioned for approval with the proviso that parking is reduced by two for more open space and maneuverability. Board member Valencia seconded and the motion carried unanimously.

Case: BOA-1630352 Address: 77 Bailey Street Ward 17 Applicant:77 Bailey Street LLC
Article(s) Art. 65 Sec. 41 Off street parking requirements Art. 65 Sec. 65-41.5 Parking Size & Maneuverability Article
65, Section 42.13 Two or More Dwellings on Same Lot Article 65, Section 42.2 Conformity w Ex Bldg. Alignment Article 65, Section 8 Use Regulations Multifamily Dwelling - Forbidden Article 65, Section 9 Lot Area Insufficient Article 65, Section 9 Lot Width Insufficient Article 65, Section 9 Lot Frontage Insufficient Article 65, Section 9 Floor
Area Ratio Excessive Article 65, Section 9 Bldg. Height Excessive (Stories) Article 65, Section 9 Bldg. Height Excessive (Feet) Article 65, Section Side Yard Insufficient
Purpose: Bldg. 1 of 2. Erect a 4-Story (3 1/2 per Zoning) multifamily building with six (6) units. Building will have front & rear decks and rear parking spots. We are building two separate (6) unit buildings on the same lot; see ERT1609270 for second building at 79 Bailey St. Demolition of existing building to be filed under a separate permit.
Discussion: At the request of the Board, the applicant presented plans to raze an existing structure and erect a four-story multifamily building with three units and rear parking spots Board members asked about the plans and affordable units.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Worrell was in support of the project.
Votes: Board member Valencia motioned for approval with the proviso that the project includes two affordable units agreed to with Mayors Office of Housing. Board member Pinado seconded and the motion carried unanimously.

Case: BOA- 1632750 Address: 79 Bailey Street Ward 17 Applicant: 77 Bailey Street LLC
Article(s) Art. 65 Sec. 41 Off street parking requirements Art. 65 Sec. 65-41.5 Parking Size & Maneuverability Art.65 Sec. 8 Use: Forbidden Multifamily Dwelling - Forbidden Article 65, Section 42.13 Two or More Dwellings on Same Lot Article 65, Section 42.2 Conformity w Ex Bldg. Alignment Article 65, Section 9 Lot Area Insufficient Article 65, Section 9 Lot Width Insufficient Article 65, Section 9 Lot Frontage Insufficient Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg. Height Excessive (Stories) Article 65, Section 9 Bldg. Height Excessive (Feet) Article 65, Section 9 Side Yard Insufficient
Purpose: Bldg. 2 of 2. Erect a 4-Story (3 1/2 per Zoning) multifamily building with six (6) units. Building will have front & rear decks and rear parking spots. We are building two separate (6) unit buildings on the same lot; see ERT1605980 for second building at 77 Bailey St. Demolition of existing building to be filed under a separate permit.

Discussion: At the request of the Board, the applicant presented plans to raze an existing structure and erect a four-story multifamily building with three units and rear parking spots. Board members asked about the plans and affordable units.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Worrell was in support of the project.
Votes: Board member Valencia motioned for approval with the proviso that the project includes two affordable units agreed to with the Mayor's Office of Housing. Board member Pinado seconded and the motion carried unanimously.

Case: BOA- 1658677 Address: 55-57 River Street Ward 17 Applicant: Cynthia Edwards
Article(s) Art.65 Sec. 8 Use: Forbidden Multi Family Dwelling Forbidden Article 65, Section 9 Rear Yard Insufficient
Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Bldg.
Height Excessive (Stories) Article 65, Section 9 Floor Area Ratio Excessive Art. 65 Sec. 65 41.5Parking Size & Maneuverability Article 65, Section 41Off Street Parking Regulations
Purpose: Change of occupancy from a 2-family dwelling to a 14 Unit multifamily building with garage parking, as per plans.\ Scope includes partial demolition of existing dwelling and the erection of a 3-story addition at the rear to accommodate 12 additional units with balconies. The existing building to have the addition of new front facing dormers. Life safety upgrades included.
Discussion: At the request of the Board, the applicant seeks to change the occupancy of a two family to a ten-unit multifamily dwelling. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Worrell was in support of the project, while one abutter was opposed.
Votes: Board member Barraza motioned for denial without prejudice. Board member Turner seconded while Board members Dong and Valencia were opposed but the motion carried.

Case: BOA#1658685Address: 55-57 River Street Ward 17 Applicant: Cynthia Edwards
521 CMR 10.00 Public and Common Use Spaces521 CMR 10.2 ACCESSIBLE ROUTES. There shall be an accessible route at least 36 inches (36" = 914mm) wide connecting accessible parking, accessible entrances, public and common use spaces, and dwelling units. Wherever possible, the accessible route shall be the shortest possible route, see 521 CMR 20.00: ACCESSIBLE ROUTE. [The addition of 12 additional units requires compliance with 521 CMR. No accessible paths provided.]
Purpose: Change of occupancy from a 2-family dwelling to a 14 Unit multifamily building with garage parking, as per plans. Scope includes partial demolition of existing dwelling and the erection of a 3-story addition at the rear to accommodate 12 additional units with balconies. The existing building to have the addition of new front facing dormers. Life safety upgrades included (FP/FA).
Discussion: At the request of the Board, the applicant seeks to change the occupancy of a two family to a ten-unit multifamily dwelling. Board members asked about the plans.
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Worrell was in support of the project, while one abutter was opposed.
Votes: Board member Barraza motioned for denial without prejudice. Board member Turner seconded while Board members Dong and Valencia were opposed but the motion carried.

Case: BOA- 1591933 Address: 36 Akron Street Ward 12 Applicant: 32-36 Akron Street, LLC
Article(s): Art. 50 Sec. 29 Insufficient lot area per dwelling unit (8,000sf additional required)
Art. 50 Sec. 29 Excessive f.a.r- .8 max Art. 50 Sec. 29 Number of allowed stories exceeded- 3 stories max. Art. 50 Sec. 29 Insufficient open space- 650sf/unit required Art. 50 Sec. 29 Insufficient front yard setback- 20' required Art. 50 Sec. 29 Insufficient side yard setback -10' required Art. 50 Sec. 29 Height exceeded -35' max Art. 50 Sec. 44 Traffic visibility across a corner lot Article 50, Section 43 Off-Street Parking & Loading Req Insufficient parking Article 50 Section 28 Use Regulations MFR 10 units - Forbidden

Purpose :3.27.24 Updated scope of work for clarification: Demolition of existing vacant/abandoned house, then combine the two lots owned in common into one lot and construct a new 10-unit residential multi-family building per plans submitted. Nominal Fee Letter. Demolition of building to be applied for and secured on a SF demolition permit. Redacted scope: Demolition of existing vacant/abandoned house. Proposed erection of new residential multi-family building housing 10 units. Nominal Fee Letter. * Demolition of building to be applied for and secured on a SF demolition permit.
Discussion: At the request of the Board, the applicant presented plans to combine two lots into one and erect a four-story building with nine condo units and nine parking spots. Board members asked about the plans.
Documents/Exhibits: Building Plans
Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Anderson along with three abutters were opposed to the project.
Votes: Board member Barraza motioned for approval with the proviso of Planning Department Design Review with special attention to the gable, color and fenestration, height and that the building is recognized as a four story, nine condo units with one being affordable and nine parking spaces. Board member Pinado seconded, while Board member Turner opposed but the motion carried.

Case: BOA-1575584 Address: 81 Lexington Street Ward 1 Applicant: James Christopher
Article(s): Art. 53, Section 56 Off-Street Parking Insufficient Art.53 Sec. 08 Use: Forbidden
Multi-Family Dwelling - Forbidden. Article 53, Section 57.2 Conformity Ex Bldg. Alignment Article 53, Section 57.3 Traffic Visibility Across Corners Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Bldg. Height Excessive (Stories) Article 53, Section 9 Bldg. Height Excessive (Feet) Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient
Purpose: Change of occupancy to a 3 family. Remodeling the basement into a new apartment. Scope also includes upgrades to life safety (FA/FP). [ePlan]
Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 24, 2025.

Case: BOA-1677881 Address: 155R Princeton Street Ward 1 Applicant: Dean LaPrade
Article(s): Article 53, Section 5.3 Building Height (Stories) Excessive Article 53, Section 5.3 Front Yard Maximum
Exceeded Article 53, Section 5.3 Side Yard Article 53, Section 5.3 Rear Yard Art. 53 Sec.25Roof Structure Restrictions
Article 53, Section 29.12 Two or More Dwellings on Same Lot Dwelling behind another dwelling
Purpose: Confirm occupancy as 3 family. Existing condition for many years. Renovate the interior and exterior of the existing three family dwelling, including Sprinkler and MEP. Two dwellings on same lot in connection with ALT1404277.
Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 24, 2025.

Case:BOA#1622100 Address: 155R Princeton Street Ward 1 Applicant: Dean LaPrade
Purpose: Change occupancy to include 3 Residential Units. Scope includes addition of 3-stories to existing 1-story structure to create (3) condos directly on top of existing garage within newly created 3,500sqft lot. Also see ALT1349647 & ALT1483360 for subdivision. [ePlan] Violation: Violation Description: 9th 780 CMR 1007 Exit and Exit Access Doorway Configuration Violation Comments:1007.1.1 Two exits or exit access doorways. Where two exits, exit access doorways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. Interlocking or scissor stairways shall be counted as one exit stairway. 2.Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served. [The two exits provided are less than one-third of the maximum overall diagonal dimension. Relocation required to achieve the minimum separation.]
Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 24, 2025.

Case: BOA-1677882 Address: 157 Princeton Street Ward 1 Applicant: Dean LaParde
Article(s): Article 53, Section 5.3 Building Lot Coverage Excessive Article 53, Section 5.3 Permeable Area of Lot Insufficient Article 53, Section 5.3 Side Yard Article 53, Section 5.3 Rear Yard
Purpose: Subdivision of Parcel 0106656000 to create two separate lots. Lot 1 to be 3,500sqft used for conversion under. ALT1404277. Lot 2 to be 1,500sqft for existing 3 Family to remain. [ePlan]
Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 24, 2025.

Case: BOA#1677886 Address: 157 Princeton Street Ward 1Applicant: Dean LaParde
Purpose: Subdivision of Parcel 0106656000 to create two separate lots. Lot 1 to be 3,500sqft used for conversion under ALT1404277. Lot 2 to be 1,500sqft for existing 3 Family to remain. [ePlan] Violation: Violation Description:
9th 780 CMR 1030 Emergency Escape and Rescue 9th 780 CMR 705 Exterior Walls Violation Comments: 1030.1 General. In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 occupancies in accordance with Tables 1006.3.2(1) and 1006.3.2(2) and Group R-3 occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way. [Not enough separation from interior lot line (36" required) to be considered a safe unobstructed path to public way] 705.8.1 Allowable area of openings. The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building
Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 24, 2025.

INTERPRETATION: 12:00 PM

Case: BOA-1704440 Address: 944 Saratoga Street Ward 1 Applicant: CBE 944 Saratoga Street, LLC
Article(s): Article 53, Section 7.2 EB Neighborhood Business Dimensional Regulations Building Height (Stories)
Excessive Article 53, Section 7.2 EB Neighborhood Business Dimensional Regulations Building Height (Feet) Excessive Article 53, Section 29.1 Conformity with Existing Bldg. Alignment Article 25A Section CFROD Applicability Art. 25 Sec. 5 Flood Hazard Districts
Purpose: This petitioner seeks a determination that the Inspectional Services Department erred in issuing a refusal letter citing Article 53-29.1 – Conformity with existing building alignment, Article 53-7.2 – Building Height (Feet) – Excessive, Article 53-7.2 – Building Height (Stories) – Excessive. FOR THE BOARD OF APPEAL
Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 3, 2025.

STEPHANIE HAYNES BOARD OF APPEAL 617-635-4775

BOARD MEMBERS:
SHERRY DONG-CHAIR
NORMAN STEMBRIDGE-SECRETARY
GIOVANNY VALENCIA
HANSY BETTER BARRAZA
SHAMAIAH TURNER

SUBSTITUTE MEMBERS:
DAVID COLLINS
JEANNE PINADO

For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to https://www.municode.com/library/ma/boston/codes/redevelopment_authority